

QA-635  
221 River View Road  
Stevensville vicinity, Queen Anne's County

Constructed ca. 1925  
Private

### ***SUMMARY DESCRIPTION***

This simple front-gabled summer cottage is a largely unmodified example of a basic Eastern Shore summer home, bare of all but the most basic essentials. Situated close to the road, the western half of the house is a one-story addition built in two stages. The original block on the eastern half is a one-and-a-half story structure with windows at the upper gable ends to provide ventilation. A tree overhangs the small front yard, while more trees line the property to the south, providing shade from the afternoon sun. The property is at sea level and is relatively open, so that the Chester River is clearly visible from the road

### ***SUMMARY STATEMENT OF SIGNIFICANCE***

This cottage is representative of small summer homes built in Eastern Shore resorts from the 1920s to the 1940s, long after the first wave of development had come and gone on Love Point. The Love Point Hotel and ferry landing were still in operation, but many lots would still have been undeveloped. Visitors to the remote area were becoming less frequent as travel by car became more popular. Passenger train service on the island eventually ended in 1938, and the ferry went less than a decade later. Lots became more affordable for a growing middle-class and only basic shelter was needed for the summer weeks that families spent on vacations from the city. These cottages are reminiscent of that time, when families could afford their own small beach and spent all of their days out of doors, retreating inside only when absolutely necessary.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-635

### 1. Name of Property

(indicate preferred name)

historic

other 221 River View Road

### 2. Location

street and number 221 River View Road ☐ not for publication

city, town Stevensville ☒ vicinity

county Queen Anne's County

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Salvatore M. LaMartina, Marie J. Hall, and Leona R. Meyers

street and number 210 East Spring Road telephone 410-560-0036

city, town Timonium state MD zip code 21093

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Land Records liber SM 536 folio 499

city, town Centreville, MD tax map 41 tax parcel 27 tax ID number 04-109074

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

## 7. Description

Inventory No. QA-635

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This house is a 1930s vernacular summer cottage at its most basic form. Situated a little over one hundred feet from the shore of the Chester River on Love Point, Kent Island, this structure is a one to one-and-a-half story front-gabled rectangle with a cinderblock pier foundation, light vinyl siding, and blue trim. Trees lining the southwest side of the house provide welcome shade for the house, while a spreading tree at the river's edge does the same for a picnic table standing next to the stone bulwark.

The main block of the house is a square, with one gable end facing River Road to the northwest and the other looking southeast out onto the Chester River. Additions made to the northwest side of the house have more than doubled the length from twenty-four feet to fifty-one feet, which does not include a small porch providing access to an enclosed sunroom on the southeast elevation. It is assumed that the first twelve foot addition to the main block was actually a porch that was subsequently enclosed. A further addition was made beyond the enclosed porch prior to 1961, when the current owners purchased the property. The main block is most easily distinguished by its higher roofline. Small windows with ventilation fans are shaded by metal awnings under both the southeast and northwest gables. The one-story additions have a single roofline that is unusual in its slightly dual-pitched configuration; overall, the pitch is shallower than the main block of the cottage. All of the eaves are vinyl boxed.

The house is sitting on cinderblock piers, having been moved from its previous location, which is now largely underwater. The siding was originally wood, although all but the trim has been covered with vinyl. The visible wood trim around the windows, west door, and under the eaves of the sunroom is painted blue and appears to be in good condition. The entrance on the northwest elevation is located to the far right, with only a small storm window between it and the edge of the house. Another window, located on the left, appears to hold an original two-over-two sash window covered by a storm window and flanked by decorative batten shutters. A large "L" decorates the façade in the center just below a small vent in the gable peak.

The northeast elevation has one window in the center of each added section. The window in the westernmost addition is a small metal storm, while the window in the center section is a single pane wood awning-type window. The main block of the cottage has three windows irregularly spaced across the north façade. All three windows appear to be original one-over-one wood sash with decorative batten shutters and storm windows. Two of the windows hold room air conditioners.

The sunroom on the southeast elevation is nearly eight feet deep and almost spans the entire length of the main block. It has a shed roof and solid walls on the bottom half, while to top is entirely covered with glass louvered windows. The full-view storm door is centered and leads on to a narrow deck with steps on both the northeast and southwest sides. A white vinyl railing stretches across the front of the deck and down both sets of stairs.

The southwest elevation on the main block has one set of double one-over-one wood sash windows in the south bay and single one-over-one sash window in the central bay. Both openings have batten shutters painted blue. The central addition appears to have once had two awning windows similar to the one found on the northeast

## 8. Significance

Inventory No. QA-635

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** 1920-present

**Architect/Builder** unknown

**Construction dates** 1925 (est.)

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

This house is representative of the basic summer homes built in the area during the 1920s and 1930s. Not converted for winter use, every feature is designed to provide as much air circulation as possible, from the open crawl space to the fans in the gables. It is a testament to the craftsmanship and care taken of the cottage that it has withstood the elements so well for over seventy years.

When it was first settled in the early 17<sup>th</sup> century, Kent Island was divided into plantations and farms. The principal crop was tobacco until the mid-18<sup>th</sup> century, when wheat and corn were found to be more profitable. Eventually, agriculture became less profitable overall on the Eastern Shore as the farms of the Midwest added their abundance to the market. It was inevitable that the beautiful beaches across the Chesapeake from Baltimore began to attract those looking to escape the city during the hot, humid days of summer. With a pier reaching out into the Chester River off the northern tip of Kent Island giving ready access, a resort community sprang up in the area long known as Love Point. Located just off the landing as was a railway depot that provided access to the Atlantic beaches, making the area not only a destination in itself but an attractive waypoint on longer journeys.

Two companies, Love Point Beach and Park Company, Inc., and Love Point Land and Improvement Company of Caroline County, Inc., purchased most of the land on Love Point and planned communities with over 650 lots available for development.<sup>1</sup> Aided by the efforts of these two development companies, the year-round population on Love Point grew large enough to support a one-room schoolhouse from 1915 to 1932.<sup>2</sup> While the Love Point Hotel continued to operate throughout this period, business was sporadic, leading its owners to default on the mortgage three times between 1916 and 1923.<sup>3</sup> Both development companies lost large amounts of property due to mortgage defaults between 1917 and 1926.<sup>4</sup> Lots were also lost due to erosion of the

<sup>1</sup> In Queen Anne's County Land Record books, see liber WFW 5, folio 480, for Love Point Beach and Park Company's plat, and liber SS 7, folio 590-1, for Love Point Land and Improvement Company's plat.

<sup>2</sup> Property purchased by the Board of School Commissioners in 1915, liber WFW 7, folio 377; classes ceased in 1932 per information pieced together from newspaper clippings from Kent Island Heritage Society files.

<sup>3</sup> Janet Freedman, *Kent Island: The Land That Was Once Eden* (Baltimore: Maryland Historical Society, 2002), 33.

<sup>4</sup> Queen Anne's County Land Records, liber WFW 11, folio 380 for Love Point Land & Improvement Company default.

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## 9. Major Bibliographical References

Inventory No. QA-635

Freedman, Janet. *Kent Island: The Land That Was Once Eden*. Baltimore, MD: Maryland Historical Society, 2002.

Kent Island Heritage Society files

LaMartina, Nancy – interview with Queen Anne's County Dept. of Land Use, et al, representative

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 2005.

Queen Anne's County Land Records

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## 10. Geographical Data

Acreage of surveyed property .18 acres

Acreage of historical setting

Quadrangle name Love Point

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The map filed in Queen Anne's County Land Records in liber NBW 1, folio 153, dated July 6, 1948, by Evalyn S. Roby, details the boundaries of Lot 5.

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## 11. Form Prepared by

name/title	Susan Detherage and Amanda Apple, Historic Preservation Planner		
organization	QA Co. Dept. Land Use, Growth Mgmt. and Environ't	date	7/30/2008
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-635

Name: 221 River View Road 221 River View Road  
**Continuation Sheet**

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side, but they have both been covered with plywood from the inside. The northern most addition, closest to the road, has a ribbon of five metal storm windows, similar in shape and size to the window next to the main door on the northwest façade.



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name: 221 River View Road 221 River View Road  
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shoreline as documented by USGS maps of Kent Island.<sup>5</sup> Although investors were to have varying levels of success with properties on Love Point, the lots purchased and developed by individuals for their own use gained a place in the isolated community that is highly valued today.

It is believed that this particular cottage was built in the 1930s, long after the early development companies had given up operations in the area. The Love Point Hotel would still have been in operation, and the pier itself could have easily been seen from the shoreline of this property, as are the rigs the dredging company that now owns the former hotel site and pier. The shoreline is not what it once was, however; it is estimated that erosion from passing boats, storms, and the regular movement of tides can take as much as twelve feet of shore each year on the Chesapeake Bay side of the island.<sup>6</sup> The lot where this cottage sits is located on the Chester River, which might be more protected but is still subject to the problem of eroding shorelines. The house once stood more than one-hundred-and-fifty feet closer to the river, but had to be moved back in the 1970s, according to the current owner. The place where the house once stood is now underwater, which means that in the last thirty years, at least 50 feet of shoreline have been lost.

Summer cottages like this are representative of a quieter time on the island. After the first wave of development was over and the grandeur of the resort area began to fade, before the Bay Bridge brought increased access both on to and off of the island, cottages like these gave residents from the mainland a respite from the hot and muggy summer weather. The scenery still holds a peace and beauty today that is known only to those lucky enough to have their private spot on Maryland's Eastern Shore.

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<sup>5</sup> The mortgage default of the Land and Improvement Company noted that some of the lots had already washed away by the time of its default in 1917. See Queen Anne's County Land Records, liber WFW 11, folio 380.

<sup>6</sup> Washington Post article in Kent Island Heritage Society's files.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-635

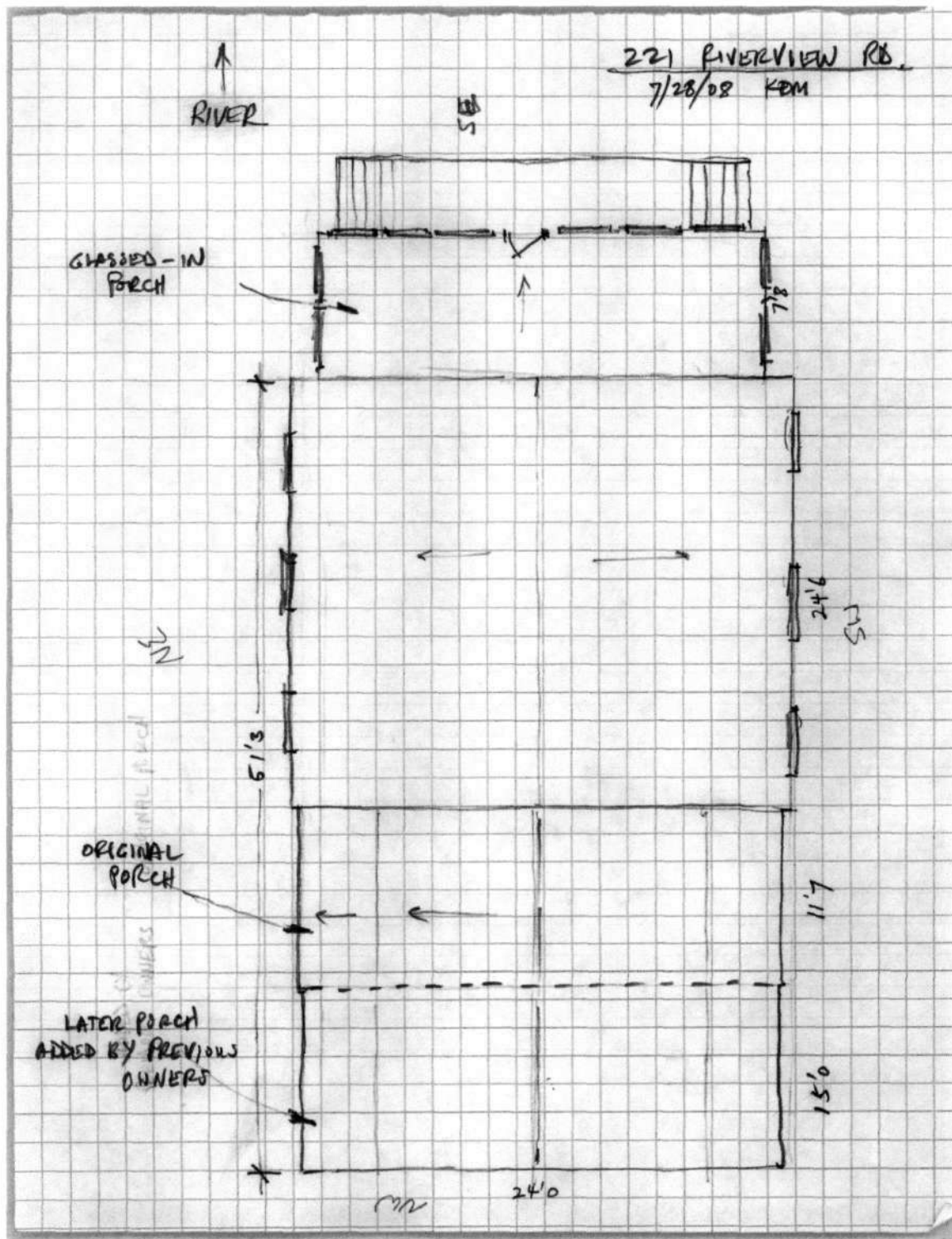
Name: 221 River View Road    221 River View Road  
**Continuation Sheet**

Number 9 Page 1

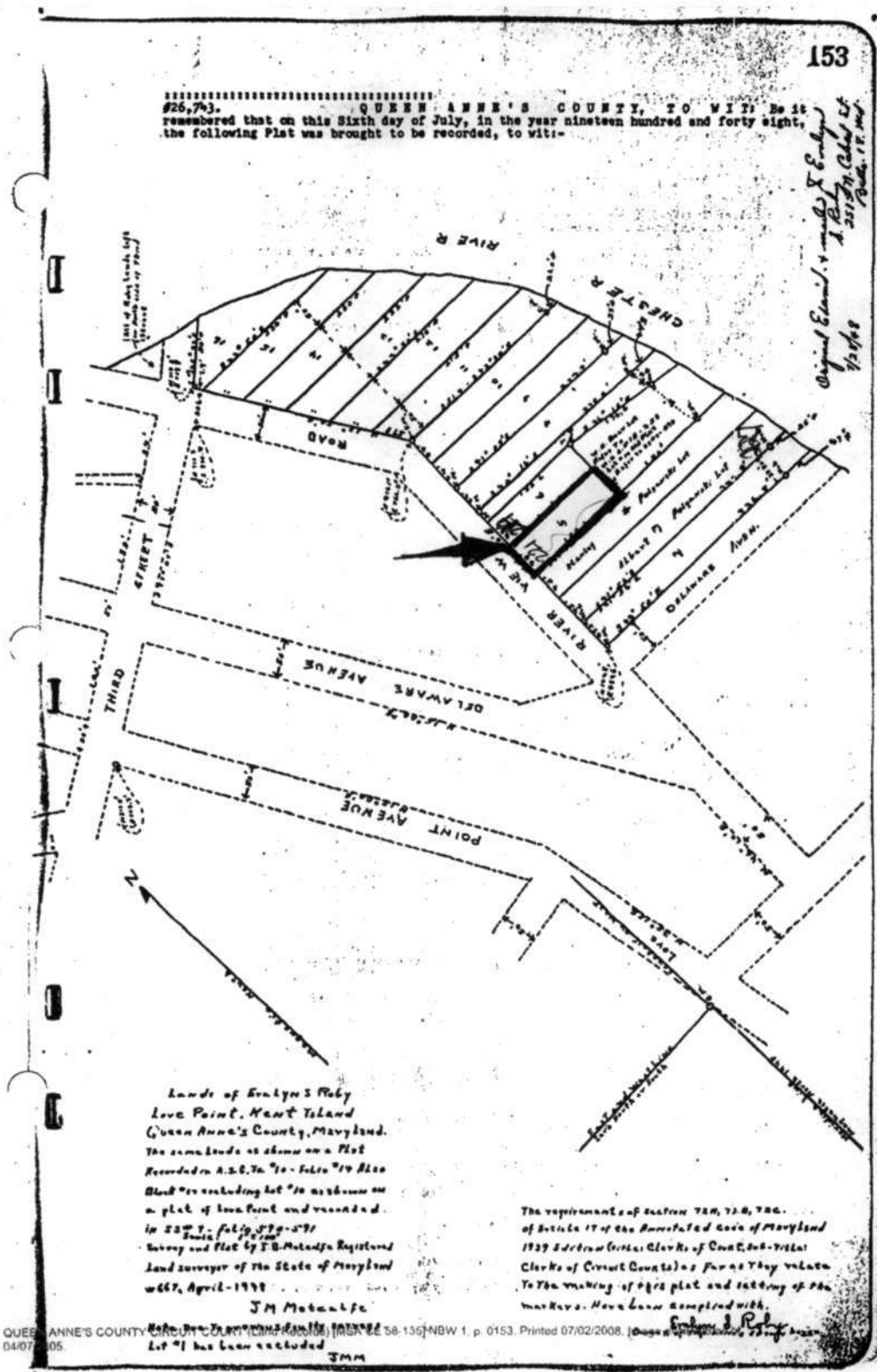
- 
- Jan. 8, 1995    Liber SM 536, folio 499 – Lot 5, Block 17  
Transfer to Salvatore Michael LaMartina, Marie J. Hall and Leona R. Meyers  
From the estate of Salvatore Leo La Martina, administered by Marie J. Hall & Leona R. Meyers
- July 29, 1961    Liber TSP 61, folio 443 (referred to in subsequent deeds as Liber BP 61, folio 443) – Lots 5, 6 & 7 in Block 17  
Transfer to Salvatore Leo La Martina, Mary La Martina, his wife, Marie Julia La Martina, and Leona Rose La Martina  
From Henry William & Evelyn Ruth, husband & wife (\$5)
- April 28, 1958    Liber TSP 40, folio 538 – Lots 5, 6 & 7 in Block 17  
Transfer to Henry William Ruth  
From Mary Virginia Machen (\$5)
- July 3, 1951    Liber TSP 2, folio 98 – Lots 5, 6 & 7 in Block 17  
Transfer to Oliver F. Machen  
From Evalyn S. & Vivian F. Roby, wife & husband (\$5)
- March 6, 1943    Evalyn S. Roby inherited property from estate of Clarence Soper  
Probated as of this date under Will Record Book NSD 1, folio 297
- May 4, 1928    Liber BHT 8, folio 84 – Lot 5 (with all of Block 17 excl. lot 10, and part of Lot 18)  
Transfer to Clarence Soper  
From Adam & Edith Roeder, husband & wife
- August 9, 1921    Liber JFR 7, folio 260 – Lot 5 (with Lots 6 & 23, all Block 17)  
Transfer to Adam Roeder  
From Isaac Grollman and Emma Grollman, husband & wife
- Sept. 9, 1911    Liber SS 10, folio 371 – Lot 5 (with Lots 6 & 23, all Block 17)  
Transfer to Isaac Grolman [sic]  
From the Love Point Land and Improvement Co. of Caroline County



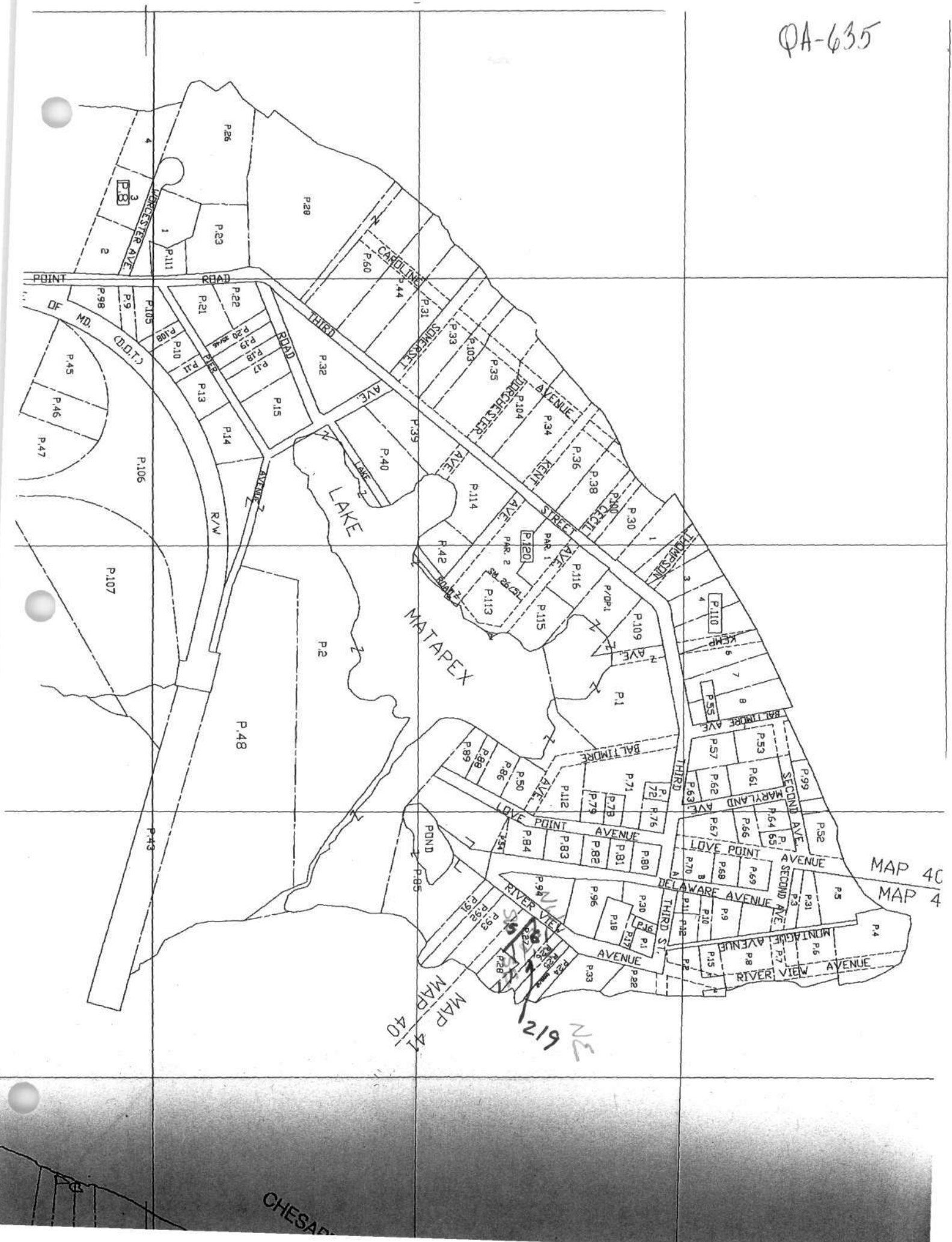
Resource Sketch Map  
QA-635 - 221 River View Road  
Stevensville vicinity, Queen Anne's County



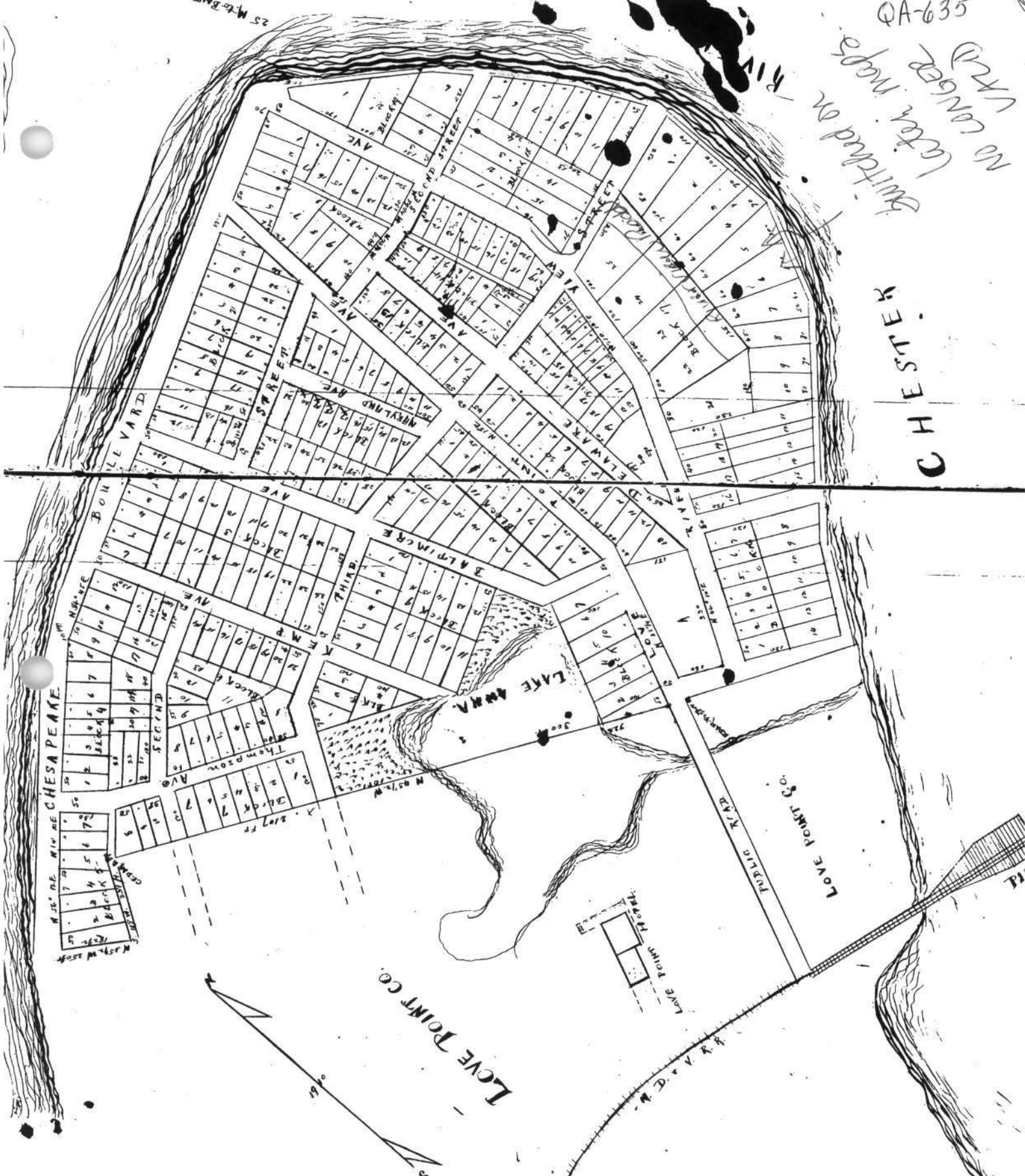
QA-635 - 221 River View Road  
 Stevensville vicinity, Queen Anne's County  
 1948 Plat of property filed in Queen Anne's County Land Records  
 Liber NBW1, folio 153



QA-635



County tract: built upon  
 10th day of May, with year 1910  
 This was brought to be recorded  
 Love Point Co. was incorporated  
 MAP  
 Love Point Co. was incorporated  
 Scale 200 feet to an inch



QA-635  
 no longer  
 later maps  
 Switched on

CHESAPEAKE



QA-635 – 221 River View Road  
Stevensville vicinity, Queen Anne's County  
2004 Aerial view of property

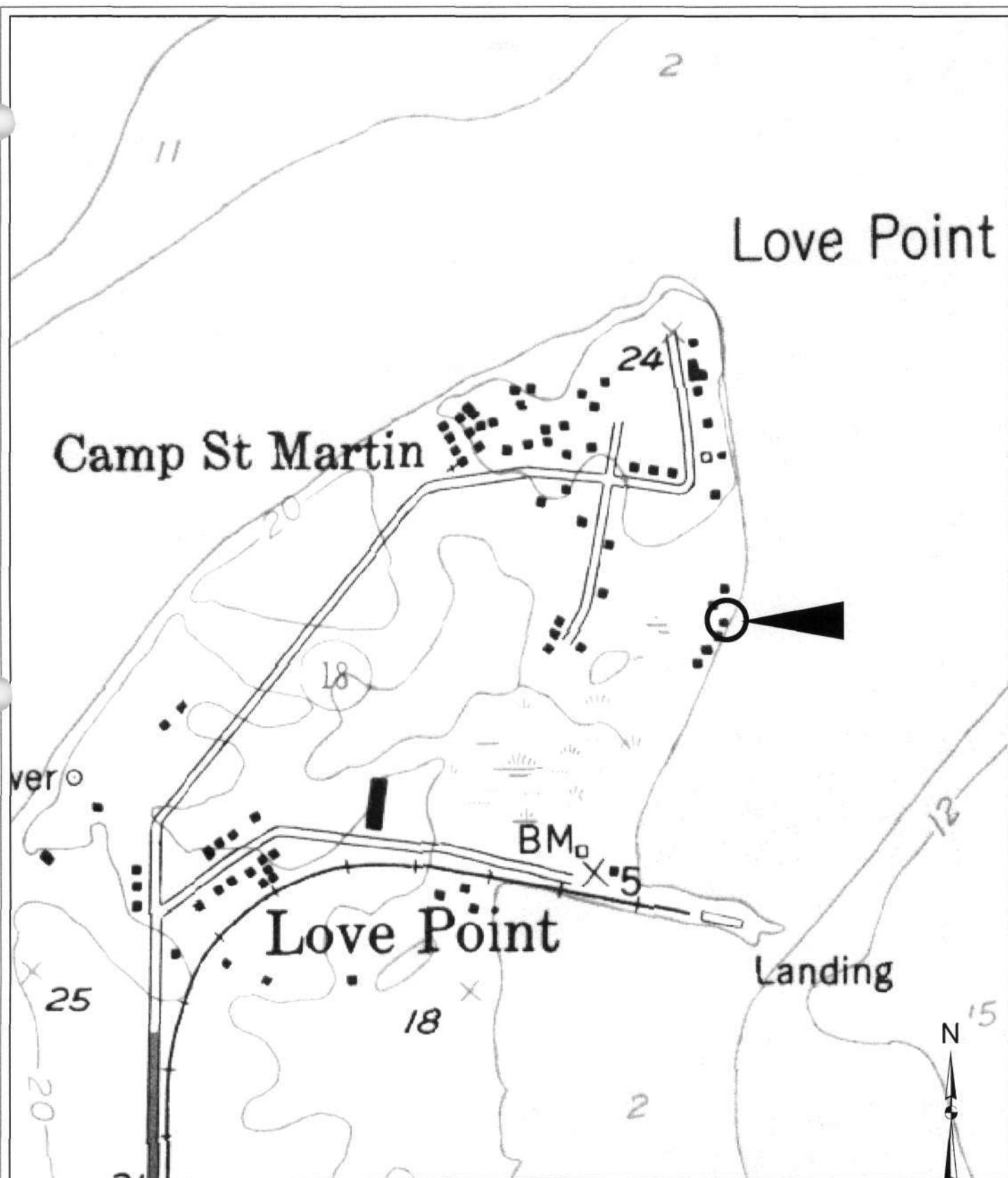
River View Road



- Legend**
- Address Points
  - SoftLine
  - Roads
  - Parcels
- 2004 Aerial Photography**
- RGB**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- 2004 Aerial Photography

1 inch equals 100 feet





**QA - 635**  
**221 Riverview Rd**  
**Stevensville Vicinity, Queen Anne's County Maryland**  
**Love Point, Maryland Quadrangle (1:24,000)**



## Photo Log

QA-635 – 221 River View Road

Photos taken July 28, 2008

By Kees de Mooy and Susan Detherage, Architectural Field Surveyor Interns

Queen Anne's County, MD

Photos printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks

File Name(s)	Description
QA-635_2008-07-28_01 QA-635_2008-07-28_01.NEF QA-635_2008-07-28_01.TIF	Northwest façade (facing road) to left, southwest elevation to right
QA-635_2008-07-28_02 QA-635_2008-07-28_02.NEF QA-635_2008-07-28_02.TIF	Southwest elevation to left, southeast elevation (facing Chester River) to right
QA-635_2008-07-28_03 QA-635_2008-07-28_03.NEF QA-635_2008-07-28_03.TIF	Southeast elevation to left, northeast elevation to right



QA-6353

221 River View Road, Stevensville

Queen Anne's Co., MD

OTC Dept. of Land Use, et al

July 2008

MD SHPO

NW facade facing road; 4 SW elevation

143



QA-635.

221 River View Rd, Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al

July 2008

MD SHPD

SW elevation, and SE elevation facing  
Chester River

2 of 3





QA-635

221 River View Rd., Stevensville  
Queen Anne's Co, MD

QAC Dept of Land Use, et al.

July 2008

MD SHPD

SE elevation & NE elevation

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